

Cherokee County Planning Commission  
Public Hearing  
Agenda  
**Tuesday, March 7, 2006**  
7:00 p.m.

The Cherokee County Municipal Planning Commission held its regular monthly public hearing on Tuesday, March 7, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. In attendance for the Planning Commission were Chairman Rob Cutting, Vice-Chairman Jay Wallace, Bill Jarrard, Richard Spinks, Betty Callahan, Garland Stewart, Ashley Holcomb, Michael Oxley, and Bob Whitaker. In attendance for Cherokee County staff were Mark Mahler, County Attorney, Jeff Watkins, Planning Director, Vicki Taylor, Zoning Administrator, Margaret Stallings, Long Range Planner and Vikki Chadwick, Senior Clerk. The meeting was called to order at 7:00 pm.

New Cases

**Case #06-03-016** Reza Samadi requesting to rezone 2.5 acres from R-40 to GC. If rezoned the property would be utilized for a gas station with convenience store and retail space. The property is located on Butterworth Road and Knox Bridge Hwy and described as Cherokee County Tax Map 14N12A, Parcel(s) 63 and 65.

Vicki Taylor presented the case to the Planning Commission.

Massoud Alibakhsh and Abbas Naraghi represented the case.

Jerry Kinzy spoke in opposition.  
Joseph Delp spoke in opposition.  
Suzanne Lumppp spoke in opposition.  
Norbert Lumppp spoke in opposition.  
Martha Sweat spoke in opposition.

Mr. Alibakhsh spoke in rebuttal.

Mr. Holcomb commented he can't see any other practical use than GC.

Mr. Jarrard asked how close it is within the growth boundary.

Mr. Cutting asked if you could develop with out the rezone at all.

Mr. Spinks asked about a place for the traffic to go.

Mr. Stewart recommended working with Engineering for the entrance to be located far south so there wouldn't be any interference with the subdivision traffic. And would recommend approval if the applicant would have a vegetative buffer east and south and consider a right only entrance at Butterworth. Mr. Holcomb seconded the motion.

Motion passed 9-0.

**Case #06-03-017** Sharp Residential Builders & Developers, LLC requesting to rezone 91.67 acres from R-80 to RZL. If rezoned the property would be utilized for a residential subdivision. The property is located on Hwy 92 and South Cherokee Lane and described as Cherokee County Tax Map 15N24, Part of Parcel 145.

**\*City of Woodstock has requested this case be postponed**

**Case #06-03-018** John Ratariu requesting to rezone 3.5 acres from R-40 to LI. If rezoned the property would be utilized for a storage and business location for applicant. The property is located on Marble Quarry Road and described as Cherokee County Tax Map 15N14, Parcel(s) 9, 11, 12.

Vicki Taylor presented the case to the Planning Commission. There is a letter on file from the City of Holly Springs in opposition to the rezone request.

Mike Bray represented the case.

Phillip Ogletree spoke in opposition.

Darren Bidy spoke in opposition.

Carnie Carlise spoke in opposition.

Mike Bray spoke in rebuttal.

Mr. Jarrard suggested to buffer and landscape the area from adjacent properties.

Mr. Wallace commented he would also like clarification from the City of Holly Springs.

Mr. Stewart commented he was surprised at the proposal and he would not be in favor of the case.

Mr. Wallace requested the case to be tabled for 30 days (there was no second). The motion died.

Mr. Stewart made motion to recommend a denial. Mr. Whitaker seconded the motion.

Motion passed 7-2 with Mr. Jarrard and Mr. Holcomb opposed.

**Case #06-03-019** Richard K. Huskins requesting to rezone 0.47 acres from R-20 to GC. If rezoned the property would be utilized for retail sales of general merchandise. The property is located at Eagle Drive and West Putnam Ferry Road and described as Cherokee County Tax Map 15N04F, Parcel 91.

Vicki Taylor presented the case to the Planning Commission.

Mike Bray represented the case.

Sara Steingraber spoke in opposition.

David Wilkinson spoke in opposition.

Linda Watford spoke in opposition.  
Mike Kinsky spoke in opposition.

Mike Bray spoke in rebuttal.

Mr. Stewart made motion to recommend denial. Mr. Spinks seconded the motion. Motion passed 9-0.

**Case #06-03-020** ISI Commercial, LLC requesting to rezone 32.22 acres from R-40 & AG to GC. If rezoned the property would be utilized for a commercial business. The property is located on Cumming Hwy and Holbrook Campground Road and described as Cherokee County Tax Map 03N29, Part of Parcel 28.

**\*Applicant has requested this case be postponed to continue meeting with adjoining property owners\***

### Old Cases

**Case #05-06-045** Centex Homes requesting to rezone 139.82 acres from R-40 to RTH and RZL. If rezoned the property would be utilized for a residential subdivision. The property is located on Bells Ferry Road and described as Cherokee County Tax Map 15N05 Part of Parcel(s) 1, 1A and Cherokee County Tax Map 21N11, Parcel(s) 163, 164.

Vicki Taylor presented the case to the Planning Commission.

Joel Larkin presented the case.

Karlene Shiver spoke in favor.

No one spoke in opposition.

Mr. Larkin spoke in rebuttal.

Mr. Holcomb made motion to recommend approval as presented. Motion seconded by Mr. Spinks. Motion passed 8-1 with Mr. Oxley in opposition.

**Case #06-02-012** BG Land, LLC requesting to rezone 48.97 acres from LI to HI. If rezoned the property would be utilized for a wood recycling company. The property is located on Ball Ground Hwy and further described as Cherokee County Tax Map 03N02, Parcel 14C.

**\*Applicant has requested this case be postponed until April Meeting\***

### Other Items

Approval of February 7, 2006 and February 21, 2006 Minutes was postponed for further review by the Commission members.